

Outside the city limits of Clinton, the land is sparsely developed. Nearly all is residential, with some industrial areas. Inside the city, all types of land uses may be found. Clinton has a concentration of commercial development in the center of Town. Being the County Seat for Sampson County, Clinton also has several state and local government buildings, DOT facilities, and a hospital. Clinton also has a growing industrial park located between North Boulevard and US 421. There are also other areas of industrial as well as residential development. Along major routes in the area, specifically US 421 and NC 24, commercial and industrial development has occurred in the past few years (see **figure 5-A** for existing land use).

Barriers to future development in the Clinton area include wetland areas and flood zones. Also, the availability of water and sewer service will determine the direction of growth in this area. The construction of the Thoroughfare Plan will also affect development. The construction of the NC 24 Bypass could have a large effect on Clinton. At the time of this report, a location for this project had not been chosen. With the distance from Town being a major factor, the effects of the bypass can not be determined at this time.

Industrial Development is expected to continue in the Industrial Boulevard area. Industrial as well as commercial development will probably continue along US 701 Business as well as spreading west along NC 24 past Overland Road.

The majority of the residential development in Clinton is expected to occur along US 421 from Industrial Boulevard to the North, US 701 north of town, NC 24 East of Railroad Street, and the area between Elizabeth Street and US 701.